Spokane Association of REALTORS®
2018 MONTHLY HOME SALES REPORT
DECEMBER

**SALES DOWN 7%**
Closed sales of single family homes on less than one acre including condos for December 2018 total 588 compared to December 2017 when the total was 632.

**AVERAGE PRICE UP 4%**
The average closed price for December 2018 was $242,635 compared to December 2017 when the average price was $233,208*.

**MEDIAN PRICE UP 3.6%**
The median closed price for December 2018 was $222,750 compared to December 2017 when the median price was $215,000.*

*NOTE: Does not represent home values.

**INVENTORY DOWN**
Inventory is down 21% compared to December 2017. Current inventory, as of this report totals 798 properties which represents a 1.4 months supply.

*NOTE: Months supply based on closed sales for December.

**DISTRESSED SALES DOWN**
Sales of Distressed homes accounted for 2% of sales in December 2018 compared to 4.1% in December 2017.

*NOTE: Information comes from the SAR’s Monthly Activity Report which looks at single family residential/site built properties on less than one acre and condominiums.